



Thomas E. Dugan, Chair

CALVERT COUNTY HISTORIC DISTRICT COMMISSION

150 Main Street
Prince Frederick, Maryland 20678
410-535-2348 • 301-855-1243
Fax: 410-414-3092

Board of Commissioners

Earl F. Hance
Mike Hart
Thomas E. Hutchins
Kelly D. McConkey
Steven R. Weems

Calvert County Historic District Commission

Summary of Actions

August 14, 2019

MEMBERS PRESENT: Thomas Dugan, Chairperson
William Bass, Vice Chair
Scott Montgomery, Secretary
Timothy Davis
Robert Evans
Cynthia Fehr
Michael Kent

STAFF PRESENT: Kirsti Uunila
Felicia Harrod

GUEST: Jayne Hopkins

1. **Meeting Called To Order:** Mr. Dugan called the regular HDC meeting to order at 4:30 p.m. in the Planning & Zoning Conference Room, Suite 300 in the Calvert County Services Plaza, Prince Frederick, Maryland under the authority of Chapter 57 of the Calvert County Code and the Land Use Article of the Maryland State Code. He indicated that all members are qualified and resumes are on file with the county. He announced his name and position on the board. The attending HDC members and staff announced their names and positions.
2. **Review and Action on the July 10, 2019 Meeting Minutes:**
 - A. **July 10, 2019 Minutes:** The HDC reviewed the Minutes of the July 10, 2019 Meeting. Mr. Davis **MOVED** that the HDC **APPROVE** the July 10, 2019 Minutes as written. Ms. Fehr **SECONDED** the MOTION. The **MOTION** passed unanimously.
3. **HAWP & Historic District Review Updates:**
 - A. **John Gray House – HAWP 2019-11 Permit Application – (CT-812/HD 91-02) – Maria Angala:** Maria Angala, property owner, has applied to the Historic District Commission for a Historic Area Work Permit Application to replace the roof at the John Gray House Historic District.

August 14, 2019 – First Presentation to the HDC:

HAWP 2019-11: Maria Angala, property owner, has applied to the Historic District Commission for a Historic Area Work Permit Application to replace the roof at the John Gray House Historic District.

The subject property is located at 103 Gray Inn Court in Prince Frederick, Maryland, is identified as Subdivision 02A2, Lot 4 on Tax Map 24, is zoned Single-Family Residential, consists of 3,178 square feet, and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1991 under case number HD 1991-02.

Mr. Davis **MOVED** that the Historic District Commission **APPROVE** the John Gray House Historic District, Historic Area Work Permit Application 2019-11 (CT-812/HD 91-02), submitted by Maria Angala for roof replacement.

The Historic District Commission recommends approval based on the criteria in pursuant to Chapter 57-13.A of the Historic District Calvert County Code, *Secretary of the Interior's Standards for Rehabilitation Standard #2, #4, and #6*, and in the Calvert County, Maryland Historic District Design Guidelines, for roofs, specifically:

- **57-13.A:** Repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures, with different materials of different design.
- **Standard #2:** This historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided
- **Standard #4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- **Standard #6:** Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- The roof is not historic but has been in existence for decades.

Mr. Bass **SECONDED** the Motion. The Motion passed by a unanimous vote.

Mr. Dugan **AMENDED** the Motion by further adding:

- The Historic District Commission **MOVE** to strike the statement of Mr. Davis's Motion regarding the Secretary of the Interior's Standards Guidelines #4, as the current shingles are not considered historic.

Mr. Bass **SECONDED** the Amendment. The Amendment passed by a unanimous vote.

Mr. Bass **AMENDED** the First Amendment by further adding:

- The HDC proposes the condition, instead of using the same 3-tab shingle that is presently on the roof, the shingles shall be upgraded to a slate style shingle such as the CertainTeed Belmont IR shingle or equal slate style 50-year lifetime shingle in order to return the look of the roof to its original appearance.

Mr. Davis **SECONDED** the Second Amendment. The motion passed unanimously.

- B. John Gray House – TC 2019-07 Preliminary Tax Credit Application – (CT-812/HD 91-02) – Maria Angala:** The applicant, **Maria Angala**, submitted to the Historic District Commission a Preliminary Tax Credit Application for roof replacement to the John Gray House Historic District as discussed in Item #3.A. above.

August 14, 2019 – Second Presentation to the HDC:

Preliminary TC 2019-07: Maria Angala has applied to the Historic District Commission for a Historic Preservation Preliminary Tax Credit Application for HDC review to repair and replace the entire roof at the John Gray House Historic District.

The subject property is located at 103 Gray Inn Court in Prince Frederick, Maryland, is identified as Subdivision 02A2, Lot 4 on the Tax Assessor's Map 14 as Parcel 670, is zoned Single-Family Residential, consists of 3,178 square feet, and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County

Board of County Commissioners by a County Resolution in 1991 under case number HD 1991-02.

Mr. Bass **MOVED** that the Historic District Commission **APPROVE** the Preliminary Historic Preservation Tax Credit Application TC 2019-07 submitted by Maria Angala for replacement of the shingles on the roof at the John Gray House Historic District (CT-812/HD 91-02). The HDC's justification for the Approval of the Preliminary Tax Credit Application is based on the criteria of the Calvert County Code for Historic Preservation Tax Credits. The following items shall be eligible for the tax credit pursuant to Article I of Chapter 136 Taxation, specifically:

- **136-3.A.1. – Restoration items subject to approval; acceptable expenditures**

- (1) Any external work, such as windows and doors, performed to restore the structure to its historic appearance.

Mr. Davis **SECONDED** the Motion. The Motion passed by a unanimous vote.

Mr. Dugan **AMENDED** the Motion by further adding; to include the condition:

- The replacement roof must be a slate-style roofing product such as CertainTeed Belmont or equivalent 50-year shingle to approximate the appearance of the original roof.

Mr. Davis **SECONDED** the Amendment. The Amendment passed by a unanimous vote.

C. Over the Creek on the Patuxent Farm – HAWP 2019-12 Permit Application – (CT-203/HD 85-01A) – Jeff and Lori Idol: Jeff & Lori Idol, property owners, have applied to the Historic District Commission for a Historic Area Work Permit Application for an addition to a barn within Over the Creek on Patuxent Farm Historic District.

August 14, 2019 – First Presentation to the HDC:

HD 2019-12: Jeff & Lori Idol, property owners, have applied to the Historic District Commission for a Historic Area Work Permit for HDC review for an addition to a barn at Over the Creek on the Patuxent Farm Historic District.

The subject property is located at 3965 Chaneyville Road, in Owings, Maryland, and is zoned as Historic District Overlay. The property is designated a Calvert County Historic District By the Calvert County Board of County Commissioners by a County Resolution in 1985 under case number HD 85-01A.

Mr. Davis **MOVED** that the Historic District Commission makes the following findings of fact and conclusions pursuant to Article IV., Sections 57-13.C., 57-14.B. of the Historic District Calvert County Code, *Secretary of the Interior's Standards for Rehabilitation Standard #9*, New Buildings and Additions to Historic Buildings in the Calvert County, Maryland Historic District Design Guidelines; and based upon testimony and evidence presented. That the applicant has demonstrated, through testimony and exhibits, that proposed addition to the barn be **APPROVED** within the Over the Creek on Patuxent Farm Historic District, Historic Area Work Permit Application 2019-12 (CT-203/HD 85-01A), submitted by Jeff and Lori Idol for an addition to a barn.

The Historic District Commission recommends approval based on the criteria in pursuant to Chapter 57-13.C and 57-14.B. of the Historic District Calvert County Code, *Secretary of the Interior's Standards for Rehabilitation Standard #9* and in the Calvert County, Maryland Historic District Design Guidelines, specifically:

The Historic District Commission recommends approval based on the criteria of the Historic District, *Secretary of the Interior's Standards for Rehabilitation Standard #9*, which reads:

- **Standard #9:** New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing size, scale and architectural features to protect the historic integrity of the property and its environment.
- **57-13.C** – New construction or any enlargement, modification or alteration of the exterior of an existing building, structure or object which requires a Calvert County building permit.
- **57-14.B** – The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area.
- The addition is in the rear and is not visible from the public right-of-way.
- The roofline of the new addition should not project above the roofline of the existing barn.

Mr. Bass **SECONDED** the Motion. The Motion passed by a unanimous vote.

Mr. Bass **AMENDED** the Motion by further adding:

- Calvert County Historic District *Secretary of Interior's Design Guidelines Standards for, "New Buildings and Additions to Historic Buildings; New Construction, Recommended* which reads:
 - Additions to historic resources should be located on rear and other secondary façades.
 - Additions should be hidden from the primary views to and from a historic resource.

Mr. Dugan **SECONDED** the Amendment. The Amendment passed by a unanimous vote.

- D. Emerald Cove Silo – HD 2019-02 Historic District Application – (CT-611) – Emerald Cove Association, Inc.:** The applicant, **Jayne Hopkins**, on behalf of the property owner, Emerald Cove Association, Inc., has applied to designate the property, known as the Emerald Cove Silo, located at 3974 Shamrock Lane in Port Republic, Maryland as a Historic District in order to preserve the structure silo as part of the history the farm

August 14, 2019 – First Presentation to the HDC:

HD 2019-02: Jayne Hopkins, has submitted an application on behalf of Emerald Cove Association, to designate the Emerald Cove Silo structure as a Calvert County Historic District. The subject property is located at 3974 Shamrock Lane in Port Republic, Maryland, is shown on the Tax Assessor's Map identified as Parcel 243, on Tax Map 30.

Mr. Bass **MOVED** that the Historic District Commission **RECOMMEND** to the BOCC Approval of the application for Historic District Designation of the silo structure located at 3974 Shamrock Lane containing the Silo for Historic District Case 2019-02 known as the Emerald Cove Silo submitted by applicant, Jayne Hopkins. The HDC recommend approval based on the criteria of Chapter 57, Article III of the County Code, specifically:

- **57-8.A.1.a.** – Has significant character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;

Mr. Davis **SECONDED** the Motion. The Motion passed by a unanimous vote.

4. **Review of Proposed Development Projects: None to Report**
5. **Training Minute: None to Report**

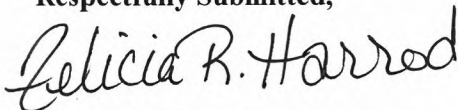
6. Old Business – Items for Action/Discussion:

- A. Condition of Structures within Calvert County Historic Districts: None to Report**
- B. Cemetery Protection Ordinance:** Anne Arundel County took lead on a new project, which is the Preservation Maryland Six-to-Fix innovative program. The Preservation Maryland Six-to-Fix program is designed to help save threatened resources statewide. Anne Arundel County is presently developing a statewide-standardized application form to be included within the statewide cemetery documentation package, which is to be adopted by the State.
- C. Historic Rural Roads: None to Report**
- D. CLG FY 2018 Grant:** Ms. Uunila expects to have the additional updates for the final survey report of the undocumented sites completed by the end of August.
- E. CLG FY 2019 Grant Application:** Ms. Uunila will be attending a mandatory grant workshop in September.
- F. CLG Underrepresented Community Grant:** The draft nomination form was accepted by the National Park Service and has been made a propriety.
- G. BOCC and HDC Report: None to Report**
- H. Lower Marlboro Freedom Day:** Mr. Kent announced the Lower Marlboro Freedom Day is scheduled to be held on Saturday, October 5th from 11:00 am. to 4:00 pm. He also shared the Lower Marlboro Freedom Day program list of events/agenda items.

7. New Business – Items for Action/Discussion: None to Report

- 8. Updates on On-Going Projects:** The BOCC has agreed to preserve and find an appropriate use of the structure once known as the Prince Frederick National Guard Armory.
- 9. Staff Report:** Ms. Uunila presented a verbal report of her activities to Members.
- 10. Reports:**
 - A. Chairman's Report: None to Report**
 - B. Secretary's Report: None to Report**
- 11. Members' Matters: None to Report**
Mr. Evans: Updated Members on the status of the Locust Inn property, which was once designated as a Historic District, and is still vacant land.
- 12. Public Comment: None to Report**
- 13. Adjourn:** Mr. Bass **MOVED** to adjourn the meeting at 6:05 pm. Ms. Fehr **SECONDED** the **MOTION**. The HDC **VOTED** to adjourn the meeting by a unanimous vote.

Respectfully Submitted,



Felicia R. Harrod
HDC Administrative Aide

